Applicant requests a Special Exception under Section 2.16.050 C (Rear Yard Setback) in an R-3 (Residential) zone.

This would allow the addition of a 37'10" by 13' sunroom of which a 28'7" by 12' portion is proposed to encroach into the required rear yard setback and to be located to within 11'6" of the rear property line.

The required front and rear yard cumulative setback total is 50 feet in the R-3 zone district.

BACKGROUND
The request is to add a sunroom of which 342 square feet is proposed to encroach into the required rear yard setback. An 11' by 13' (143 square feet) patio is also proposed; 180 square feet of open porch is permitted to encroach into the rear yard setback. A site visit reveals that construction has begun; there is no permit on file.

CALCULATIONS
Permitted square feet encroachment = 350 sq. ft. (23.33' [70' lot width ÷3] x 15' [3/5 of 25'])
Requested square feet encroachment = 346 sq. ft. (28'10" x 12')
Required front and rear yard cumulative setback = 50'
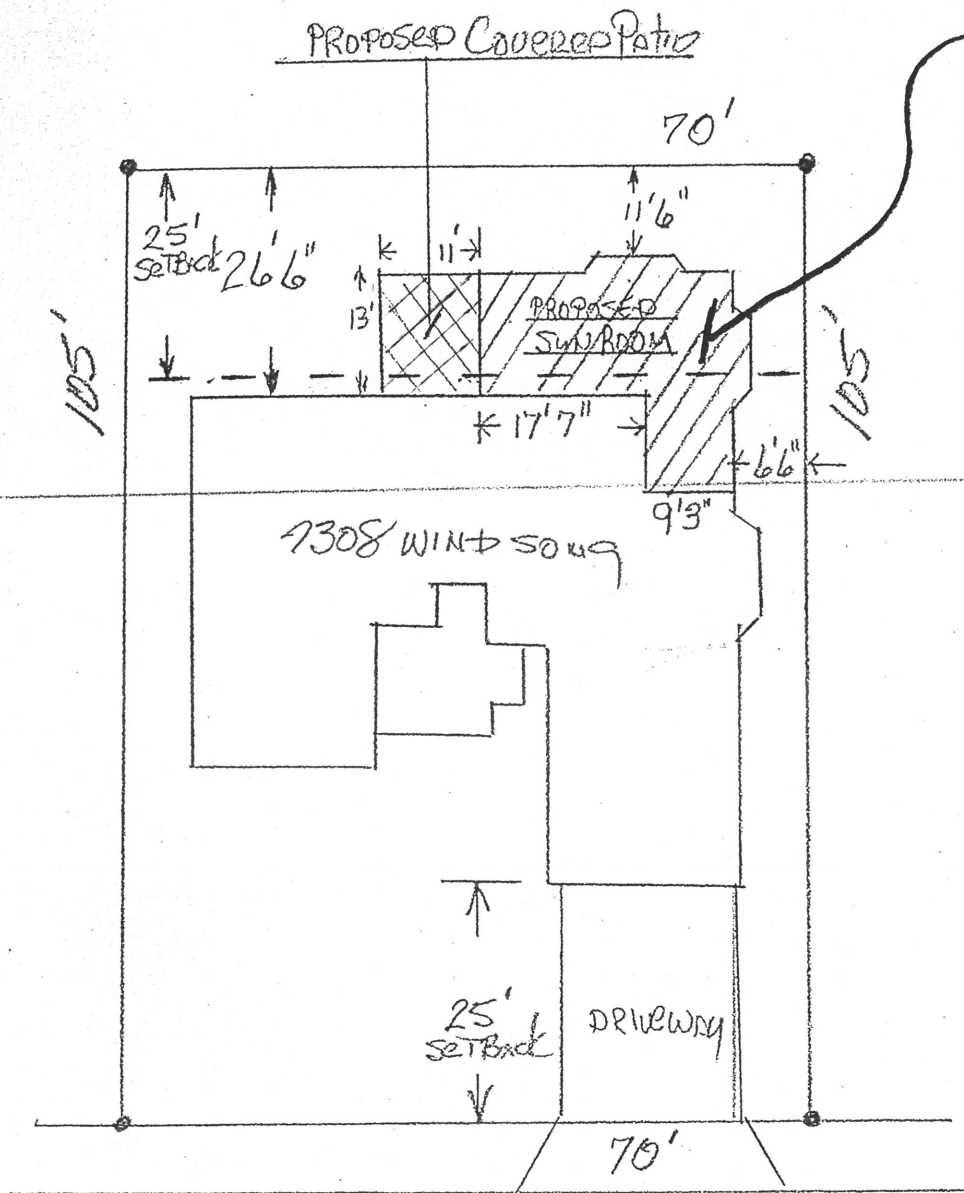Required rear yard setback = 25'
Requested rear yard setback = 11'6"

STAFF RECOMMENDATION
Staff recommendation is for approval as the application meets the requirements for the Special Exception C, with a condition that the proposed patio shall never be enclosed.

The Zoning Board of Adjustment is empowered under Section 2.16.050 C to:

Permit an extension of a single-family residential structure into the required rear yard setback, which shall be measured to the rear property line; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year;
2. The maximum square footage allowed shall not exceed the result of multiplying one-third of the average width of the lot by three-fifths of the required rear yard setback;
3. A minimum ten foot rear yard setback shall be required;
4. The minimum side and side street yard setbacks shall not be reduced; and,
5. Unless otherwise provided in this section, all remaining areas of the required rear yard shall be permanent open space.
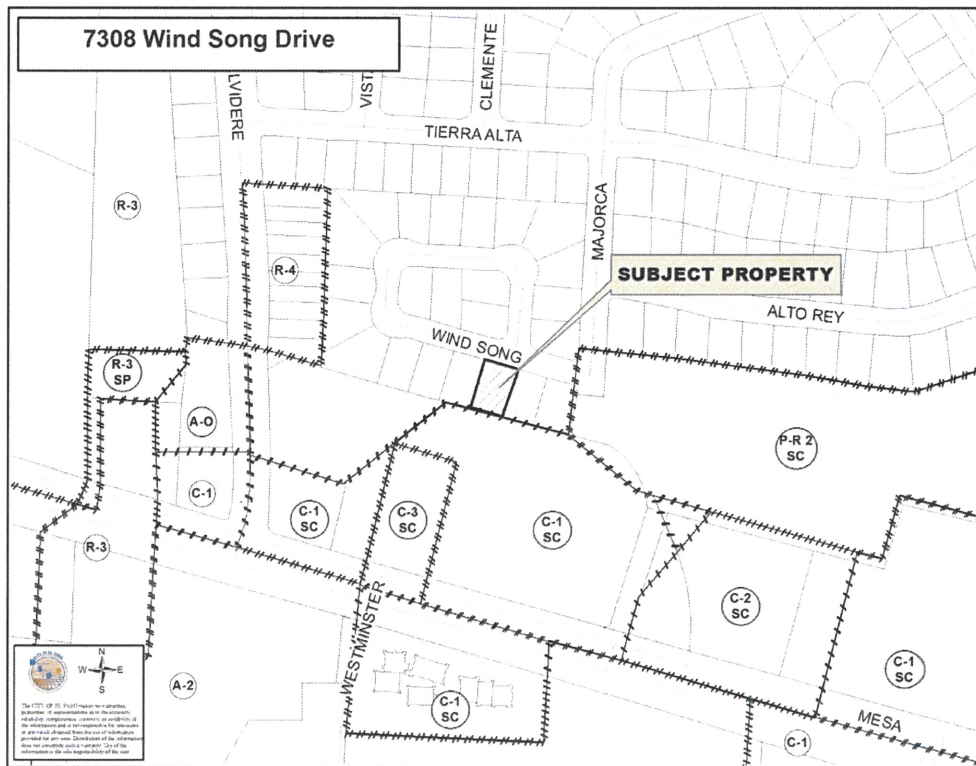
ITEM #2

PROPOSED Covered Patio

70'

25' SetBack 26'6"

11'

11'6"

13'

PROPOSED SUNROOM

TOTAL L/A = 345 sf

105'

105'

17'7"

6'6"

9'3"

7308 WIND Song

25' SetBack

DRIVEWAY

70'

7308

WIND Song Drive

Scale 1"=20'

ZONING MAP

7308 Wind Song Drive

NOTIFICATION MAP

7308 Wind Song Drive